

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF VIRGINIA  
Harrisonburg Division

In re:

ASHBY ARNOLD COMER, JR.  
LUCI MARIE COMER  
Debtor(s)

Case No. 15-50683  
Chapter 7

**NOTICE OF PROPOSED ABANDONMENT OF PROPERTY  
TO THE DEBTORS; AND OPPORTUNITY FOR HEARING**

TO: THE DEBTORS, ALL CREDITORS AND PARTIES IN INTEREST.

PLEASE TAKE NOTICE that, pursuant to 11 U.S.C. § 554(a) and Fed. R. Bankr. P. 6007(a), if no objections are filed with the Clerk of this Court at United States Bankruptcy Court, 116 N. Main Street, Room 223, Harrisonburg, VA 22802 and with the undersigned Trustee at P. O. Box 1312, Charlottesville, VA 22902, within fifteen (15) days of the date of mailing of this Notice, **being on or before May 6, 2016**, W. Stephen Scott, Trustee in Bankruptcy for the above-styled debtors, will abandon to the Debtors any interest that the Bankruptcy Estate may have in the hereinafter-described property pursuant to the terms set forth herein (the "Property"). In support thereof, the undersigned states as follows:

1. On July 15, 2015 the Debtors filed a Chapter 7 Petition, and the undersigned W. Stephen Scott was appointed as Trustee in the instant case. The 341 meeting of creditors was conducted on August 24, 2015. Said case was designated as an asset case by the Trustee on August 25, 2015.

2. The Debtors listed in their Schedule A, the following property: (a) 909 Comertown Road, Shenandoah, VA 22859 [titled in Ashby Comer], valued at \$46,300.00 (the "Undeveloped Lot"), and (b) Woodstone Timeshare [titled jointly in the Debtors], valued at \$15,000.00 (the "Timeshare") (collectively, the "Property"). The Debtors' Schedule D indicates that the Undeveloped Lot is encumbered by a deed of trust lien in favor of Blue Ridge Bank in the amount of \$12,000.00, and that maintenance fees in the amount of \$1,908.00 are owed to Woodstone Meadows on the Timeshare.

3. Upon information and belief of the Trustee, the Undeveloped Lot has no road frontage, and the Trustee's auctioneer estimated its value to be \$27,000.00. The Trustee has been unsuccessful in obtaining a realtor in the Massanutten, VA area to value and list for sale the Timeshare.

4. Mr. Comer has claimed a \$1.00 homestead exemption in the Undeveloped Lot and, upon information and belief has approximately \$1,600 available to increase his exemption in this asset. The Debtors have claimed a joint \$1.00 homestead exemption in the Timeshare.

5. On April 11, 2016, the Trustee learned that Blue Ridge Bank had foreclosed its deed of trust on the Undeveloped Lot, in violation of the Automatic Stay imposed by 11 U.S.C. §362 (a). The Undeveloped Lot sold for \$19,000.00 to adjoining land owners who are related to the Debtors. Upon information and belief, after payment of liens and costs of the foreclosure sale, the sum of \$3,616.07 is available as equity from the sale, from which Mr. Comer could claim an additional homestead exemption of approximately \$1,600, leaving only \$2,016 available for administration by the Trustee for the benefit of the Estate.

6. This proposed abandonment of the Property will be final after **May 6, 2016** unless a written objection is filed and served in accordance with this Notice and the time limit set forth herein above. If an objection is timely filed it will be considered by the Court, along with the Trustee's proposed abandonment, at a hearing to be held on **Wednesday, May 18, 2016 at 10:00 A.M. at the United States Bankruptcy Court, U. S. Courthouse, Federal Courtroom, 116 N. Main Street, Harrisonburg, VA 22802.**

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in the bankruptcy case. (If you do not have an attorney, you may wish to consult one.)**

**If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in this notice and the relief sought by the Trustee may be granted without further notice or hearing.**

Dated: 4/21/2016

/s/ W. Stephen Scott

W. Stephen Scott, Trustee in Bankruptcy  
P. O. Box 1312,  
Charlottesville, VA 22902  
434-227-5520  
wsscott7trustee@earthlink.net

#### CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing Notice was mailed, postage prepaid, this 21<sup>st</sup> day of April, 2016 to the Debtors and all creditors and parties in interest listed on the mailing matrix attached to the original Notice filed with the Court.

/s/ W. Stephen Scott

W. Stephen Scott, Trustee in Bankruptcy

WELLS FARGO BANK, N.A.  
BWW Law Group, LLC  
8100 Three Chopt Rd., Suite 240  
Richmond, VA 23229-4833

Wells Fargo Bank, N.A.  
8100 Three Chopt Road  
Suite 240  
Richmond, VA 23229-4833

ARS National Services, Inc.  
PO Box 463023  
Escondido, CA 92046-3023

ARS National Services, Inc.  
PO Box 469046  
Escondido, CA 92046-9046

American InfoSource LP; agent for Verizo  
PO Box 248838  
Oklahoma City, OK 73124-8838

BWW Law Group, LLC  
8100 Three Chopt Rd., Suite 240  
Richmond, VA 23229-4833

BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

Barbara Jo Good  
DBA The Coffee Pot, Inc.  
1409 Batman Road  
Shenandoah, VA 22849-3950

Bill Me Later  
PO Box 105658  
Atlanta, GA 30348-5658

Blue Ridge Bank  
1807 Seminole Trail #101  
Charlottesville, VA 22901-1155

Blue Ridge Bank  
PO Box 609  
Luray, VA 22835-0609

Bluegreen Corp  
Attn: Mortgage Dept  
4960 Conference Way N, Ste 100  
Boca Raton, FL 33431-4413

Capital One, N.A.  
c/o Becket and Lee LLP  
POB 3001  
Malvern, PA 19355-0701

CenturyLink  
PO Box 1319  
Charlotte, NC 28201-1319

CenturyLink  
PO Box 4300  
Carol Stream, IL 60197-4300

Charlottesville Bureau  
3690 Dobleann Drive  
Charlottesville, VA 22911-9088

Chase Card  
PO Box 15298  
Wilmington, DE 19850-5298

Cheap Storage  
Long Avenue  
Shenandoah, VA 22849

Cintas Corporation #394  
PO Box 630803  
Cincinnati, OH 45263-0803

Comcast Cable  
PO Box 3006  
Southeastern, PA 19398-3006

Commonwealth of Virginia  
State Corporation Commission  
PO Box 1197  
Richmond, VA 23218-1197

Complete Payment Recover Services  
3500 5th Street  
Northport, AL 35476-4723

Credit Collections Svc  
PO Box 773  
Needham Heights, MA 02494-0918

Credit Management Co  
2121 Noblestown Rd  
Pittsburgh, PA 15205-3956

Enhanced Recovery Company, LLC  
PO Box 23870  
Jacksonville, FL 32241-3870

FDGL Terminal Returns  
1307 Walt Whitman Road  
Melville, NY 11747-3011

First Data  
1307 Walt Whitman Rd  
Melville, NY 11747-4819

Harrisonburg Anesthesia, Inc.  
1840 E Market Street  
Harrisonburg, VA 22801-5100

HARRISONBURG EMERGENCY  
235 MARTIN LUTHER KING JR WAY  
HARRISONBURG, VA 22801-3275

Harrisonburg Emergency Physicians  
PO Box 13940  
Philadelphia, PA 19101-3940

Harrisonburg OBGYN  
2291 Evelyn Byrd Ave.  
Harrisonburg, VA 22801-5424

Harrisonburg Pediatrics  
1947 Medical Ave.  
Harrisonburg, VA 22801-3437

Harrisonburg Physicians for Anesthesia  
PO Box 79530  
Baltimore, MD 21279-0530

IC System  
Attn: Bankruptcy  
444 Highway 96 East; PO Box 64378  
St. Paul, MN 55164-0378

Internal Revenue Service\*\*\*  
P O Box 7346  
Philadelphia, PA 19101-7346

Joseph Mann & Creed  
PO Box 22253  
Beachwood, OH 44122-0253

Kohls/capone  
N56 W 17000 Ridgewood Dr  
Menomonee Falls, WI 53051-7096

Meadowcrest ENT & Facial  
3360 Emmaus Road  
Harrisonburg, VA 22801-2685

NCO Financial Systems, Inc.  
PO Box 15740  
Wilmington, DE 19850-5740

NTelos Inc.\*  
Post Office Box 1990  
Waynesboro, VA 22980-7990

Nco Fin /99  
PO Box 15636  
Wilmington, DE 19850-5636

Ntelos  
PO Box 580113  
Charlotte, NC 28258-0113

Obstetrics & Gynecology Associates  
2103 E. Parham Road  
Richmond, VA 23228-2235

Obstetrics Gynecology Assoc.  
9166 N. Congress Street  
New Market, VA 22844-9422

PYOD, LLC its successors and assigns  
of Plains Commerce Bank  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602-9008

PYOD, LLC, successors and assigns  
of Plains Commerce Bank  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602-9008

Page County Treasurer  
101 South Court Street  
Luray, VA 22835-1224

Page County Treasurer, Penny Gray  
103 South Court Street, Ste A  
Luray, VA 22835-1262

Page Memorial Hospital  
200 Memorial Drive  
Luray, VA 22835-1000

Page Memorial Hospital  
PO Box 37517  
Baltimore, MD 21297-3517

Page Shenandoah Health Center  
516 1st St # B  
Shenandoah, VA 22849-1602

Page Shenandoah Health Center  
c/o Credit Management Company  
PO Box 16346  
Pittsburgh, PA 15242-0346

Partners 1st Fcu  
1330 Directors Row  
Fort Wayne, IN 46808-1274

Partners 1st Federal Credit Union  
1330 Directors Row  
Fort Wayne, IN 46808-1274

Penn Credit  
916 S 14th Street  
Harrisburg, PA 17104-3425

ProActive Solutions  
c/o RJM Acquisitions LLC  
575 Underhill Blvd, Ste 224  
Syosset, NY 11791-3416

Progressive Insurance  
6300 Wilson Mills Rd.  
Mayfield Village, OH 44143-2182

PureForce  
PO Box 100512  
Pasadena, CA 91189-0003

Quarles Energy Services  
PO Box 7508  
Fredericksburg, VA 22404-7508

RSI Enterprises, Inc.  
PO Box 710507  
Herndon, VA 20171-0507

Recovery Management Systems Corp 25 S.E. 2nd Avenue, Suite 1120 Miami, FL 33131-1605	Richard Strickler PO Box 97 Shenandoah, VA 22849-0097	Rockingham Medical Group PO Box 1430 Harrisonburg, VA 22803-1430
Rockingham Radiologists Ltd 370 Neff Avenue Harrisonburg, VA 22801-3762	Rockingham Radiologists, Ltd. PO Box 371863 Staunton, VA 24402	Rodale Books c/o Penn Credit 916 S. 14th Street PO Box 988 Harrisburg, PA 17108-0988
SCA Collections, Inc. PO Box 876 Greenville, NC 27835-0876	Sentara RMH Medical Center 2010 Health Campus Drive Harrisonburg, VA 22801-8679	Shannon Sankar 238 Bowmans Run Drive Stuarts Draft, VA 24477-3052
Shenandoah Valley Pathology Lab, Inc. PO Box 100559 Florence, SC 29502-0559	Siva Thiagarajah, MD 1101 E Jefferson St. #1 Charlottesville, VA 22902-5353	Town of Shenandoah 426 First Street Shenandoah, VA 22849-1599
USTrustee Office of the United States Trustee 210 First Street, Suite 505 Roanoke, VA 24011-1620	Updike Industries PO Box 1745 Culpeper, VA 22701-6745	VCS, Inc. PO Box 83 Staunton, VA 24402-0083
Va Department Of Taxation* Bankruptcy Unit P O Box 2156 Richmond, VA 23218-2156	Va Employment Commission PO Box 1358 Richmond, VA 23218-1358	Valley Credit Service 934 N Augusta St Ste A Staunton, VA 24401-3282
Valley Physician Enterprise PO Box 37517 Baltimore, MD 21297-3517	Verizon**** 500 Technology Dr. # 550 Weldon Spring, MO 63304-2225	Virginia Employment Commission c/o Mark Herring, VA Attorney General 900 East Main Street Richmond, VA 23219-3548
Virginia Employment Commission PO Box 26971 Richmond, VA 23261-6971	Wells Fargo Bank, N.A. Attn: Bankruptcy Dept 3476 Stateview Blvd., MAC #D3347-01 Fort Mill, SC 29715-7200	Wells Fargo Bank, N.A. c/o BBW Law Group, LLC 8100 Three Chopt Rd., Ste 240 Henrico, VA 23229-4833
WELLS FARGO BANK NA WELLS FARGO HOME MORTGAGE ATTN BANKRUPTCY DEPT MAC 3476 STATEVIEW BLVD FORT MILL, SC 29715-7203	Woodstone Meadows PO Box 1227 Harrisonburg, VA 22803-1227	iPayment, Inc. PO Box 3429 Thousand Oaks, CA 91359-0429
nTelos Attn: Bankruptcy Dept. 1154 Sheandoah Village Dr. Waynesboro, VA 22980-9253	Ashby Arnold Comer Jr. 107 J Street Shenandoah, VA 22849-1131	David E. Wright Cox Law Group, PLLC 900 Lakeside Drive Lynchburg, VA 24501-2674

H. David Cox  
Cox Law Group, PLLC  
900 Lakeside Drive  
Lynchburg, VA 24501-2674

Luci Marie Comer  
107 J Street  
Shenandoah, VA 22849-1131

Bank of America  
Attention: Recovery Department  
4161 Piedmont Pkwy.  
Greensboro, NC 27410

Wells Fargo Hm Mortgage  
8480 Stagecoach Cir  
Frederick, MD 21701